

COMMERCIAL

FOR LEASE



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OFFICE OR CREATIVE SPACES  
1701 NW Thurman St.  
Multiple prices and options available



Fantastic NW Portland opportunity! Multiple available office/professional spaces in a secure, tenanted building ideally situated at the cross streets of NW 17th & NW Thurman. Perfect for the small startup or single entrepreneur looking for affordable rates and a quiet, professional setting with plenty of street parking. Recent interior updates include new interior paint and flooring.

## Highlights:

- Shared Kitchenette
- Shared Entry Way and Lobby
- Creative Office Neighbors
- Easy Access to Restaurants and Shops
- Nearby Public Transportation
- Beautiful Natural Light
- Abundant Street Parking
- Shared Bathrooms
- Easy Access to I-405, Parking, and Broadway Bridge



### Very Walkable

Most errands can be accomplished on foot.



### Excellent Transit

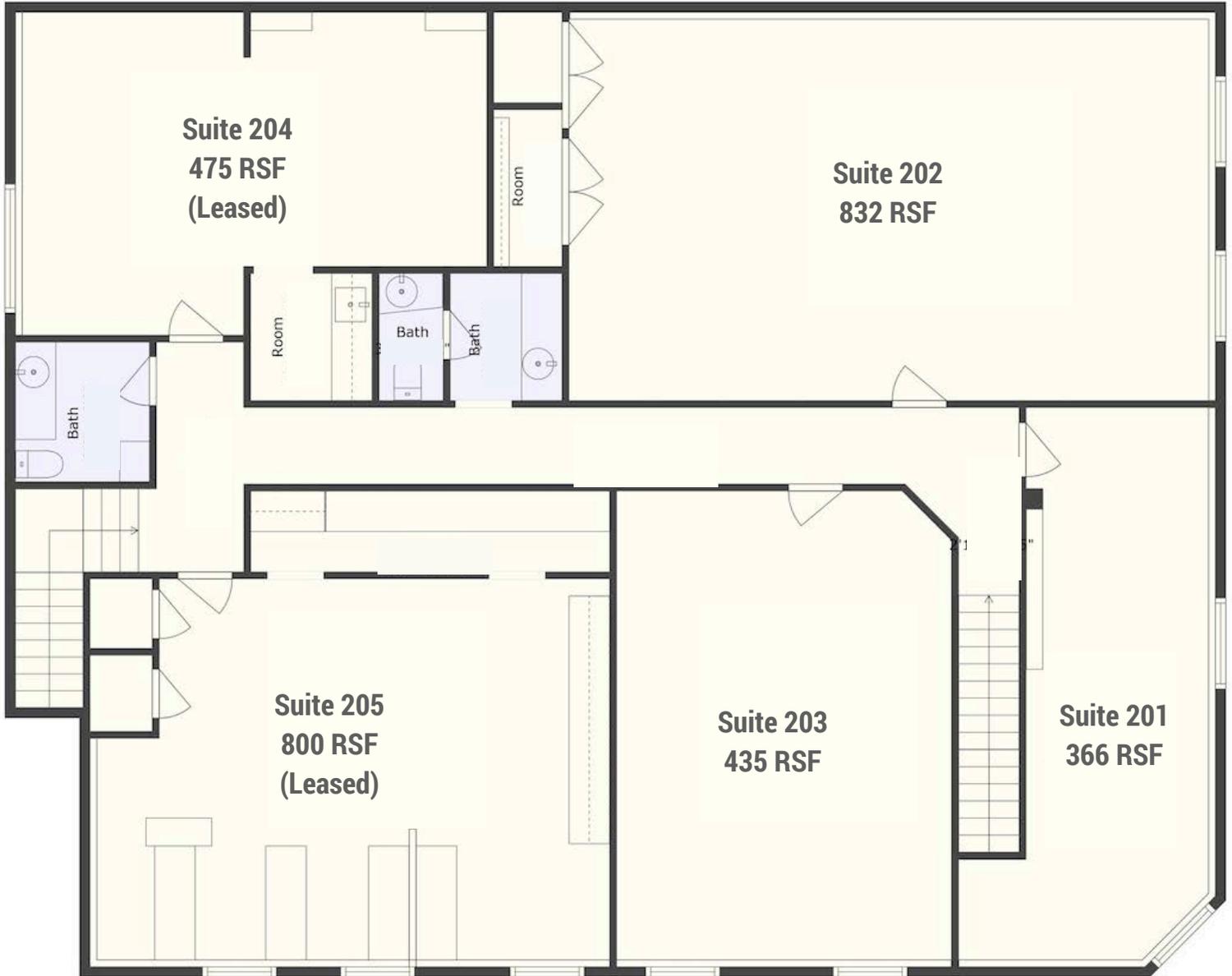
Transit is convenient for most trips.



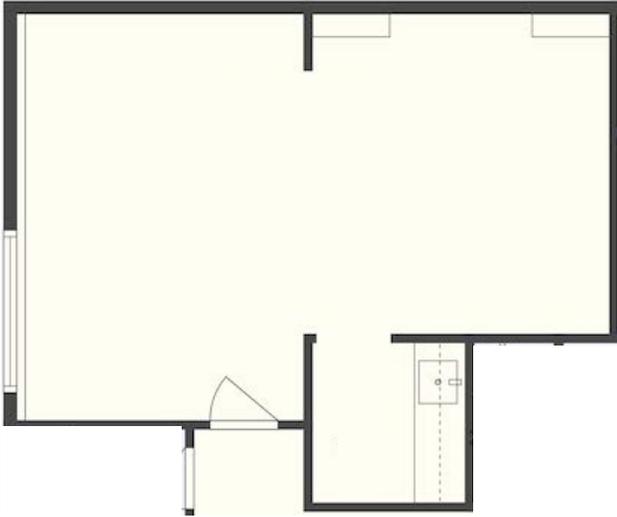
### Biker's Paradise

Daily errands can be accomplished on a bike.

# THE LAYOUT



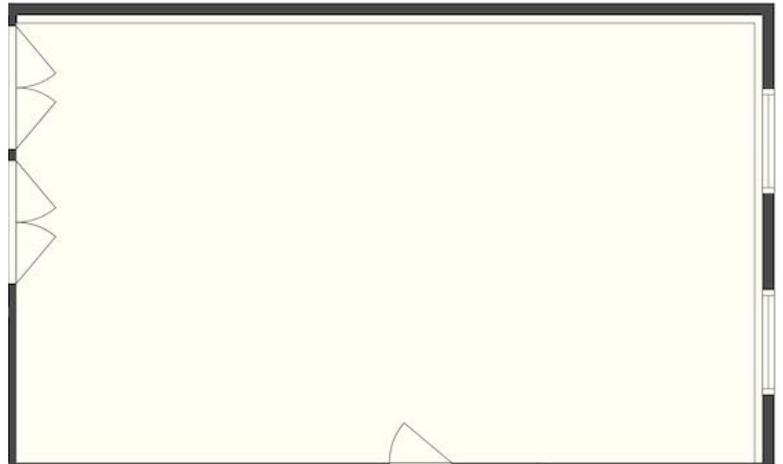
# THE RATES



**Suite 204:**

475 RSF

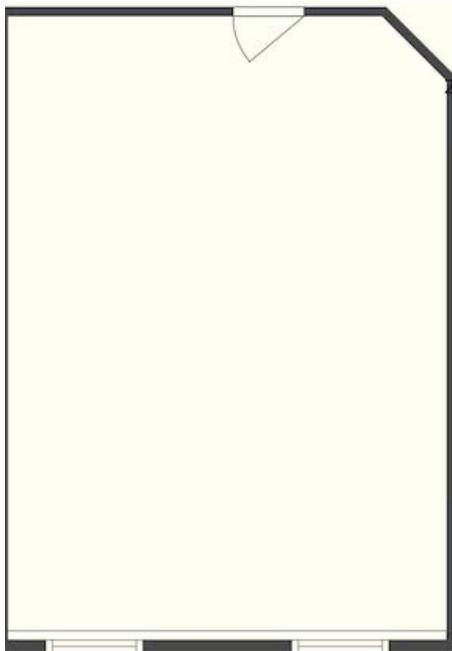
Leased



**Suite 202:**

832 RSF

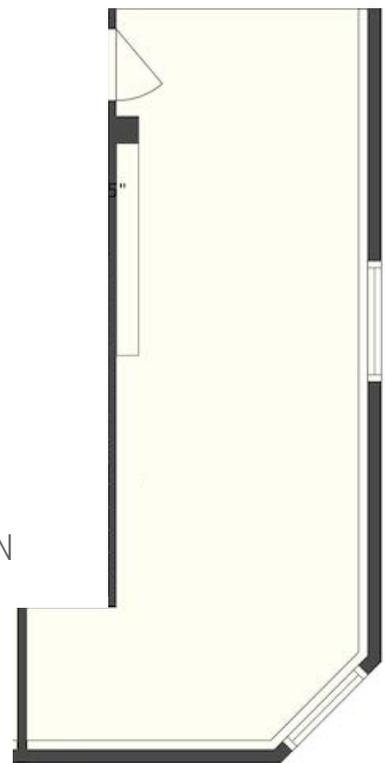
\$1,350/mo NNN



**Suite 203:**

435 RSF

\$600/mo NNN



**Suite 201:**

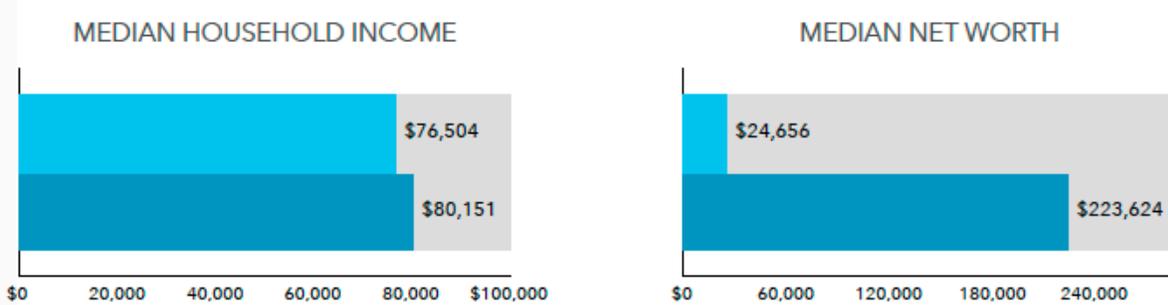
366 RSF

\$750/mo NNN

# DEMOGRAPHICS

## INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g. mortgages) or unsecured (credit cards) for this area.

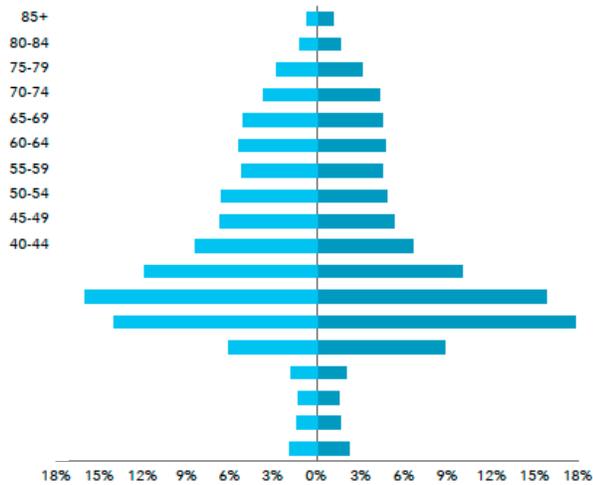


Bars show comparison to

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## AGE BY SEX

Median Age: 36.9

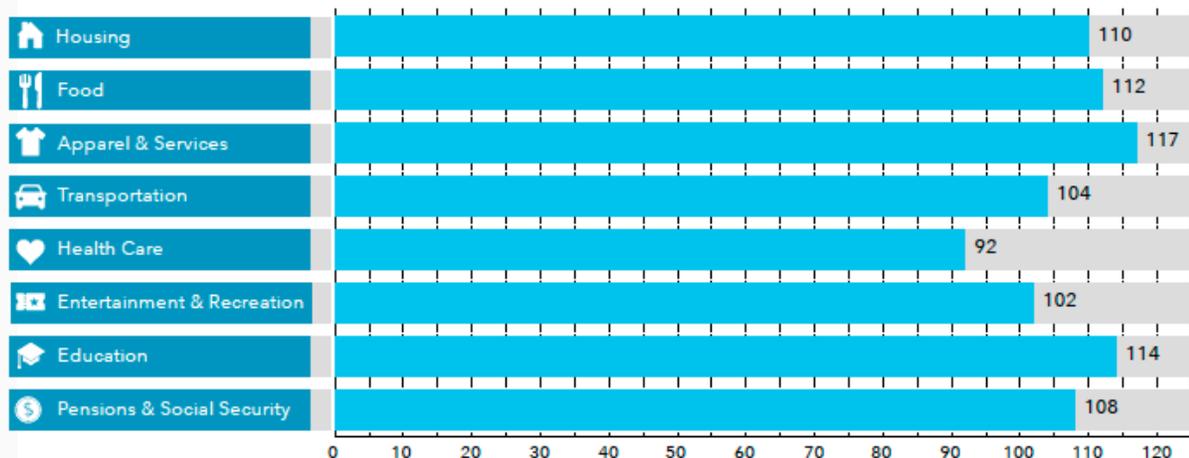


## KEY FACTS FOR THE AREA

- POPULATION: 44,459
- HOUSEHOLDS: 28,533
- AVERAGE SIZE HOUSEHOLD: 1.47
- WEALTH INDEX: 75
- HOUSING AFFORDABILITY: 36
- DIVERSITY INDEX: 56
- MEDIAN HOME VALUE: \$817,483
- FORECASTED ANNUAL GROWTH: 1.59%

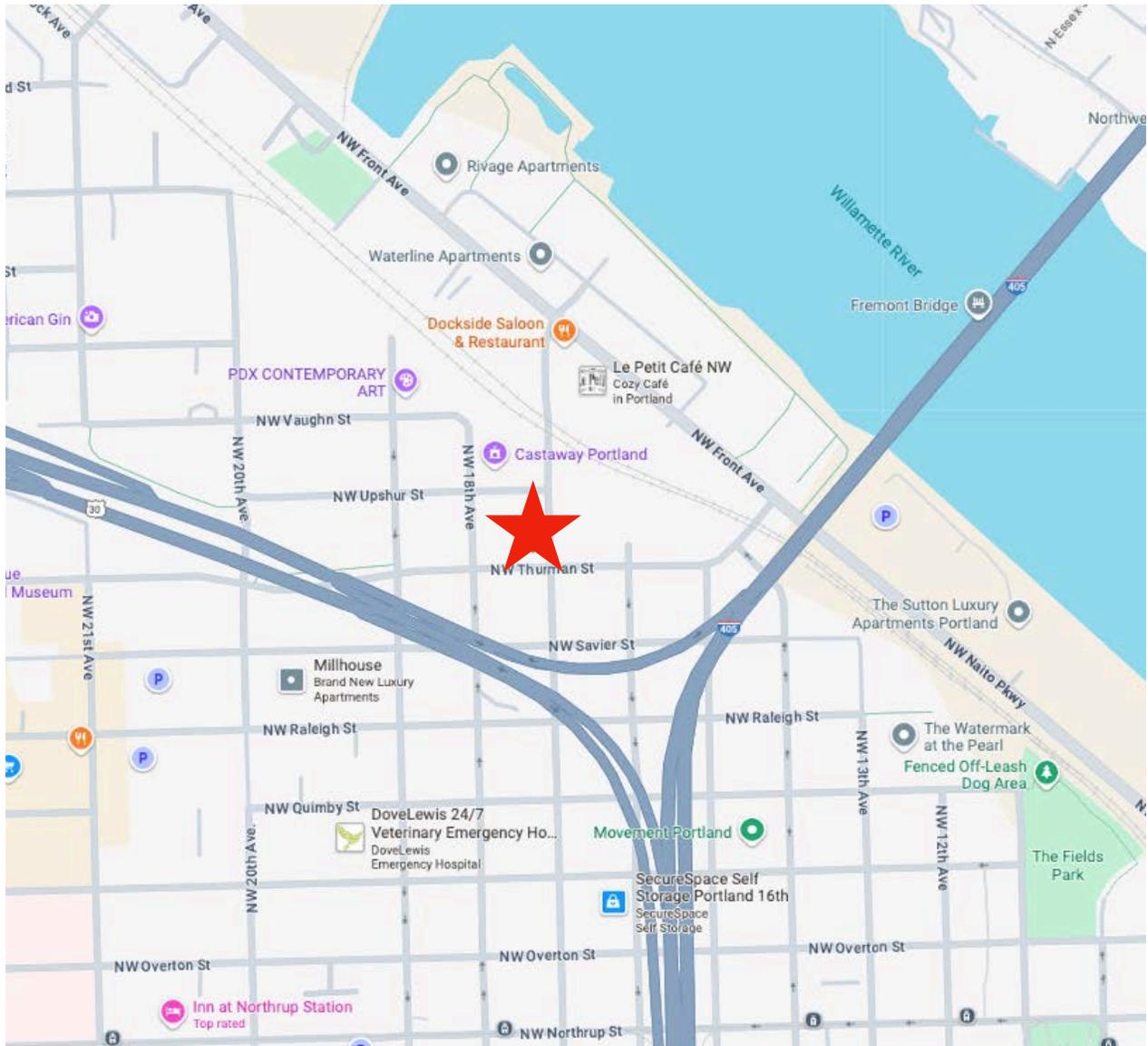
## AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



The information contained herein has been obtained from sources we deem reliable. All information should be verified prior to lease.

# THE NEIGHBORHOOD



## SHOP

Madewell  
Powell's City Of Books  
Whole Foods Market  
Aesop  
Patagonia  
Dr. Marten's  
Pine Street Market  
Williams Sonoma  
Anthropologie  
Canoe  
Safeway

## EAT

Erath Winery Tasting Room  
Twisted Croissant & Patisserie  
Via Delizia  
Tea Bar  
Two Zone Chicken  
Gastro Mania Deli NW  
Jojo  
The Star Portland  
Sisters Coffee Company  
Cafe Nell

## PLAY

Tanner Springs Park  
Jamison Square  
Japanese American Museum  
Porsche Studio Portland  
Tomo Boulderling Club  
Bliss House Museum  
Cinema 21  
Portland Art Museum  
Cycle Portland Bike Tours  
Movement Portland  
LA Fitness

## STAY

Residence Inn Portland  
Inn at Northrup Station  
Hampton Inn and Suites  
Canopy by Hilton  
McMenamins Crystal Hotel  
Embassy Suites Portland  
The Benson Portland  
Ritz Carlton  
The Clyde Hotel  
Hyatt Centric  
Moxy Portland

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